

## MARYLAND HISTORICAL TRUST

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Hooper Mansion

AND/OR COMMON

Carroll Hunting Lodge

**2 LOCATION**

STREET &amp; NUMBER

5900-5914 Greenspring Avenue

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME

Abraham P. Korotki

Telephone #:

STREET &amp; NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Baltimore City Courthouse

Liber #: RHB 3326  
Folio #: 214

STREET &amp; NUMBER

Records Office Room 601

CITY, TOWN

Baltimore

STATE

Maryland 21202

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

City of Baltimore Neighborhood Survey

DATE

1979

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR SURVEY RECORDS

Commission for Historic and Architectural Preservation

CITY, TOWN

Baltimore

STATE

Maryland 21202

# DESCRIPTION

B-1406

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The stone house at 5914 Greenspring Avenue is barely visible from the well-traveled streets that border it. The property, known as 5900-5914 Greenspring, consists of approximately 2 and 6/10 acres with  $\frac{1}{4}$  of it residing in a floodplain. Surrounding the house are a variety of trees and flowers, now overgrown, and the waters of Western Run stream.

The two story, five bay, stone structure is constructed of roughly cut ashlar with quoins. The house in its present state is based on Classical Revival architecture, a style which spanned the major portion of the nineteenth century.

However, several of the existing architectural details suggest that the house was originally built c. 1790 in the Federal mode. The design of the building originally included a gabled roof and four roof dormers; equal size first and second story windows; and no portico.

The later alterations c. 1850 called for the inclusion of the hipped roof; the elongation of the first story windows; and the addition of the portico and wooden rear extension.

As the structure stands today in its present state, the main entrance is made up of a double door with four molded panels and transom. The tall and narrow first story windows, almost equal in height to the main entrance, are of 2/4, double hung construction with wooden slipsills. Three of the four windows are currently boarded over.

The size and decoration of the five second story windows are original. They are of 2/2, double hung construction with molded wood surround and wood slipsills. Four of the five windows have closed louvered shutters while the fifth is boarded over.

The house was built well off ground level and contains a full basement with windows and side entrance. On the left side of the main facade is a basement window completely above ground and no window on the right. At the left side of the building there is an entrance and window three-fourth's above ground while, at the right, the window is set underground. There are no windows above the basement level at the sides of the building.

The portico is made up of a hipped roof and undecorated cornice which rest on four Greek Ionic columns and two pilasters. Both the pilasters and columns have fluted shafts and are without bases. The only decorative element is the line of end brick which follows the outside of the porch floor and the steps.

There are two chimneys located at either end of the tiled hipped roof. The one at the right is rectangular in shape and contains two distinct styles of brickwork, the upper portion evidently a later addition. The chimney at the left, later in date and more elaborate in style, is constructed of three pierced and pointed arches. Below the line of the roof is a painted white brick cornice.

The windows in the rear of the stone building are separated from each other, by the intrusion of the wooden rear extension. The windows at the right are identical in design and size to the first and second story windows of the main facade. On the left, both the first and second story windows are equal in size and design to the second story windows of the main facade and are original to the house.

CONTINUE ON SEPARATE SHEET IF NECESSARY

Description cont'd.

The wooden rear extension is of shiplap construction and has a tiled gabled roof with offset gable and single pierced and pointed chimney.

At the right are two first and second story windows of equal size with closed louvered shutters and wooden slipsills. Within the upper portion of the gable is a single Carpenter Gothic window with plain wood surround and wooden slipsill.

At the left side, two box-like extensions with entrances were added to the facade. Four windows of equal size and design are located on either side of and above the additions. They are 2/1, with plain surround and wooden slipsills. The second story windows have open louvered shutters and of the first story ones, the right is open and the left is boarded.

At the rear of the wooden extension is a hipped roof porch with an undecorated cornice and wooden lattice work at the sides.

# SIGNIFICANCE

B-1406

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1790-1860

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE.

The architectural styling of the stone house at 5914 Greenspring Avenue dates the building c. 1790-1860. It is claimed by some to be the former hunting lodge of Charles Carroll of Carrollton based on the date of the building and history of the land tract surrounding it.

A title search of the property revealed that it stands on tracts of land called Pemblico (Pimlico), Brother's Choice, and Labrynth. The estate was once comprised of 82 3/4 acres but the current size is approximately 2 6/10 acres.

It is difficult to determine if the present estate was part of the Carroll holding. Charles Carroll of Carrollton had owned a portion of the 82 3/4 acres between 1797 and 1802: "1797, June 22 Nicholas Carroll, et al, to Charles Carroll of Carrollton: 68 acres being part of "Lybyrinth" and "Pemblicoe" with appurtenances (Baltimore County Land Record WG51 pp. 151-158).

Tradition has it that a mill stood at this location in 1796. (Baltimore Sun, November 15, 1931). The article also stated that it was believed to have belonged to the Cockey family. It is possible that this area and Brooklandwood, in the Greenspring Valley, were confused. Brooklandwood was the estate of Charles Carroll of Carrollton and was once owned by the Cockeys. The stone house lies near Greenspring Avenue and the Western Run, a branch of the Jones Falls, while Brooklandwood was in the Greenspring Valley and along the Jones Falls. Perhaps the legend for a Carroll Hunting Lodge stems from the confusion over these two areas a few miles apart.

Information has been found on Bernard Sourzac, who owned the land from 1803 to 1809. He is said to have been a French immigrant from Haiti, and that he lived in this area in the vicinity of Mt. Washington. It is also said that he built a grist mill and dam at the location (Baltimore Sunday Sun, August 27, 1911). One tradition is that he built his house from the old 1796 Cockey mill (Sun, November 15, 1931). Sourzac sold the property to Lewis Sebastian Le Clair in 1809 and it was owned by Le Claire until 1817 when it was acquired by Jonathon Roberts. No information could be found on Roberts.

The property passed from Roberts to John Steel. Next, Lewis Cole and Manuel Forsyth owned the property c. 1860. Forsyth and Cole are mentioned in a land deed (GHC 24-428) as manufacturers of tobacco. The Baltimore City directories confirmed this in an 1860 directory which has an advertisement for Forsyth and Cole, proprietors of "Pimlico Snuff Mills and Smoking Tobacco Factory".

CONTINUE ON SEPARATE SHEET IF NECESSARY

The Maryland Historical Magazine in 1948 (Volume 43, pp. 28-54), has an article on Mt. Washington which has a picture of a poster showing the snuff mill. It also states that a mill was located there prior to 1855 when Cole and Forsyth took it over and reconditioned it for use. Manuel Forsyth is listed in the Baltimore City directory for 1860 as a resident of Baltimore County, possibly in the stone house at Greenspring Avenue. Land records indicate that they sold the property in 1862.

Apparently Frederick W. Beck and John C.H. Bachman later operated a mill at this location, contrary to the fact that the Maryland Historical Magazine article states that the mill was never operated after the dissolution of the Forsyth and Cole partnership. Beck and Bachman are listed as tobacco manufacturers on Pimlico Road in the 1864 Baltimore city directory.

The next owners of the property were Werner Dresel, the Consul of the German Empire, and J.D. Kremelberg, the Consul of Austria. Werner and Dresel were partners in F.L. Braun and Company, a manufacturer of tobacco products. According to an article in the Baltimore Sun, November 15, 1931, a map published in 1882 showed a Kremelberg Snuff mill. The Sun article of August 27, 1911, gives further information on Kremelberg, however, they state Kremelberg sold the property and mills to Bech and Bachman, while land records indicate the opposite. Further information on Kremelberg was found in Englehardt's Baltimore: Its Board of Trade. Hollifield's recent book on turnpikes mentions a Snuff Mill Bridge which is believed to be at this location.

It is believed that the snuff mills stopped operating after the great flood of 1868. The dam which supplied water power to the mills burst as did the dam at Lake Roland. The flood which ensued caused a great deal of damage to Mt. Washington and the city of Baltimore further down the Jones Falls.

In 1883, the property was bought by Robert Hooper, a lawyer. Robert Hooper was related to the Hooper family which owned cotton mills on the Jones Falls. Hooper built a stone house overlooking the meadowland in 1899, on the same side of Western Run and Cross Country Boulevard as 5914 Greenspring. Hooper reportedly had the ruins of the mill razed.

Upshur Hooper, the son of Robert Hooper, is believed to have resided in the old stone house at 5914 Greenspring. The property passed to other members of the Hooper family and much of the property south west of the Western Run was sold to developers. William V. Hooper, the great-grandson of Robert H. Hooper, explained that John and Elizabeth T. (Hooper) Walcott restored the house in the 1950's.

*There is a bridge to  
Green Spring bridge - ?*



**MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**FORM PREPARED BY**

NAME / TITLE

Ms. Michelle Belco, Planning Assistant

ORGANIZATION

Commission for Hist. &amp; Arch. Pres.

DATE

May 8, 1979

STREET &amp; NUMBER

100 N. Holliday Street

TELEPHONE

396-4866

CITY OR TOWN

Baltimore

STATE

Maryland 21202

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## RESEARCH DATA SHEET

B-1406

Subject "Carroll Hunting Lodge" 5714 Greenspring Avenue (Block 4400 B Lot 2)Source Title Search Baltimore City and County Land Records

Author \_\_\_\_\_

Place of publication, year \_\_\_\_\_

Source located at \_\_\_\_\_

Page	<u>1748</u> TR no. C 130	Mathew Coulter conveyance to John Anter	Brother's Choice 200 a.
	<u>1754</u> BB no. J 293	John Anter conveyance to Christopher Carnan	"
	<u>1765</u> B no. O 389,91	Christopher Carnan release to Richard Croxall	"
	<u>1793</u> WG KK 309	Eleanor Croxall conveyance to John Croxall	"
	<u>1796</u> WG XX 631	John Croxall conveyance to Zebulon Hollingsworth	Brother's Choice 185 a.
	<u>5-20-1800</u> WG 62 234	Jesse Hollingsworth deed to Henry Willis	½ of Brother's Choice
	<u>12-8-1802</u> WG 74 115	Zebulon Hollingsworth deed to Henry Willis	Brother's Choice 185 a.
	<u>6-17-1797</u> no deed reference	Robert Carter deed to Charles Carroll of Carrollton	
	<u>12-21-1802</u> WG 74 150	Charles Carroll of Carrollton deed to Zebulon Hollingsworth	2 parts of land lying in Pemblico*
	<u>4-6-1803</u> WG 75 281	Zebulon Hollingsworth deed to Henry Willis	"
	<u>4-6-1803</u> WG 75 698	Henry Willis lease to Bernard Sourzac	Pemblico, Labrynth, and Brother's Choice 82 3/4 a. **
	<u>12-9-1809</u> WG 104 527	Bernard-Lourzac (sic) assignment to Lewis Sebastian LeClaire	"
	(Other deeds between WG 104-527 and WG 104-535)		
	<u>12-15-1809</u> WG 104 535	Lewis Sebastian LeClaire mortgage to Peter August Lannay	"

(Release of Mortgage 9-17-1810, WG 109-653)

Data taken by:

Date:

## RESEARCH DATA SHEET

B-1406

Subject "Carroll Hunting Lodge"Source Title Search (cont.)

Author \_\_\_\_\_

Place of publication, year \_\_\_\_\_

Source located at \_\_\_\_\_

Page	<u>3-28-1812</u> WG 117 351	Lewis Sebastian LeClaire mortgage to Francis DeLaponte	Pemblico, Labrynth, Brother's Choice 82 3/4 a.
	<u>8-14-1814</u> WG 124 659	Lewis Sebastian LeClaire assignment to Johnathan Roberts	"
	<u>8-29-1817</u> WG 142 457	Johnathan Roberts mortgage to Charles Worthington	"
	(Release of Mortgage 7-26-1820, WG 156-518)		
	<u>3-18-1829</u> WG 197 443	Johnathan Roberts mortgage to Joseph Yaeger	"
	(Release of Mortgage 8-24-1832, WG 221-120)		
	<u>8-16-1847</u> AWB 384 318	Wilhemina Roberts bond of conveyance John Steel	"
	<u>11-27-1855</u> HMF 13 478	John Steel deed to Aldolphus C. Schaefer	"
	<u>no date</u> HMF 19 157	John Steel bond of conveyance Lewis H. Cole	"
	<u>5-27-1862</u> GHC 34 428	Manuel Forsyth and Lewis H. Cole deed in trust John W. Walker and Livingston Bennett	"
	<u>no date</u> GHC 36 249	Aldolphus Schaefer, John M. Walker, Frederick W. Beck, and John C.H. Bachman assignment to Werner Dresel	"
	<u>8-19-1869</u> EHA 74 102	Robert Morrison, trustee deed to John D. Kremelberg and Werner Dresel (Circuit Court Case - Kremelberg and Dresel vs. Beck and Bachman)	"
	<u>1-27-1883</u> WMI 133 47	William F. Frick, and Samuel J Targett, trustees deed to Robert H. Hooper	"
	<u>1-24-1934</u> Will JHB 180 111	Will of Robert H. Hooper	"
	<u>11-14-1934</u> SCL 5490 540	James Albert Hooper deed to Genevieve T. Hooper	WS Greenspring Ave. and Western Run 100 ft. X 150 ft.
	Data taken by:		
	Date:		



Subject "Carroll Hunting Lodge"

Source Title Search (cont.)

Author

Place of publication, year

Source located at

Page

4-7-1948  
MLP 7416  
299Ralph U. Hooper  
deed to  
Elizabeth T. Hooper4-25-1952  
Will LCS 242  
177

Will of Robert H. Hooper, Jr.

10-15-1953  
JFC 248  
536James Albert Hooper, Elizabeth (Bessie)  
U. Hooper, William U. Hooper, Lucie F.  
Hooper, Arthur U. Hooper, Edith Ferry  
Hooper, etc.  
deed to  
Elizabeth T. (Hooper) Wolcott2.06 acres at  
Greenspring and  
western Run11-25-1957  
JFC 1644  
311John Wolcott  
deed to  
Sheldon Schnaper

"

10-15-1973  
RHB 3070  
276Sheldon Schaaper (deceased)  
deed to  
Elain Schnaper

"

3-10-1976  
RHB 3326  
214Alvin E. Friedman, trustee  
deed to  
Abraham P. Korotki  
(Decree of Circuit Court,  
bought at auction)

"

## \*Land description:

Begining at Post N  $56^{\circ}$  E 165 Perches to  
Third line of Brother's Choice W  $28 \frac{1}{4}$  Perches to  
Fourth line of Brother's Choice SW by W 142 Perches to  
straight line to begining.

## \*\*Land description mentions #1 on Plat of Land:

80 acres:

Begining at Post S  $34^{\circ}$  E  $75 \frac{1}{4}$  Perches to  
Post N  $56^{\circ}$  E 165 Perches to  
Post N  $43 \frac{5}{8}^{\circ}$  E  $53 \frac{1}{3}$  Perches to  
Rock N  $41^{\circ}$  E 79 Perches to  
Stone S  $67^{\circ}$  W 157 Perches to  
Post W 12 Perches to  
straight line to begining.

2  $\frac{3}{4}$  acres:

Begining at Post S  $41^{\circ}$  E 29 Perches to  
Rock N  $49^{\circ}$  E  $2 \frac{5}{8}$  Perches to  
Post N  $36^{\circ}$  W 20 Perches to  
Post N  $44 \frac{1}{4}^{\circ}$  W 21 Perches to  
Post S  $53^{\circ}$  W 51 Perches to  
line drawn S  $67^{\circ}$  W from begining to  
straight line to begining.

Data taken by: Fred B. Shoken (CHAP)

Date: 8/78

B-1406  
Carroll Hunting Lodge (Hooper Mansion)  
5900-5914 Greenspring Avenue  
Block 4400B Lot 001-002  
Baltimore City  
Baltimore West Quad.

